



AGENDA ITEM #: 7

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Ken Pruitt, Assistant Development Services Manager

DATE: Thursday, February 07, 2008

SUBJECT: Amendment to the City of Knoxville Zoning Ordinance, Article 4, Section 25, IH-1 Infill Housing Overlay District, to clarify that the Infill Housing Design Review Committee has the authority to approve lot sizes

12-C-07-OA

STAFF RECOMMENDATION:

APPROVE the amendments as proposed.

BACKGROUND:

These amendments will clarify that the City's Infill Housing Committee may review lot sizes as well as house appearance and site criteria within the IH-1 Overlay.

This amendment will ensure that lot sizes within the IH-1 Overlay are in character with the established lot pattern of the neighborhood.

Proposed Amendment to Article 4, Section 25, IH-1 Infill Housing Overlay District, of the City of Knoxville Zoning Ordinance clarifying that the Infill Housing Design Review Committee has the authority to approve lot sizes. (12-C-07-OA)

New language is **bolded**.

Article 4, Section 25, IH-1 Infill Housing Overlay District

~~C. AREA REGULATIONS- HEIGHT REGULATIONS AND OFF-STREET PARKING~~

Section C. statement moved to the first statement in Section F. ~~G.~~

Section ~~D.~~ becomes **C.**

Section ~~E.~~ becomes **D.**

Section ~~F.~~ becomes **E.**

Section ~~G.~~ becomes **F.**

Section **F.** ~~G.~~ ADMINISTRATIVE PROCEDURES

The district is intended to foster compatible infill housing, which may have different open space, height, and off-street parking regulations than those found in the base zone. Minimum lot sizes and setbacks may differ ~~than~~ **from** those required by the base zone in order to realize the principles associated with the guidelines. ~~Variances are not required if the Infill Housing Design Review Committee~~ **The Infill Housing Review Committee may vary the base zone regulations by issuance** ~~issues~~ **of** a Certificate of Appropriateness. The issuance of a Certificate of Appropriateness ~~by the Infill Housing Design Review Committee~~ will relinquish any need for variances within the Overlay District.

Lot sizes, front, side and rear setbacks, and off-street parking are to be in accordance with the principles of the Heart of Knoxville Infill Guidelines.

An alley shall serve as the primary means of ingress and egress for all dwelling units unless special site circumstances or conditions prohibit alley access (such as exceptional narrowness or topography).

A certificate of Appropriateness shall be required for any building permit or request for subdivision approval within the Overlay District and shall be based on conformity with the adopted standards of the Overlay District which are made a part of this ordinance amendment by reference.

(Remainder of section remains the same.)

Article 7, Section 5,

PROCEDURE FOR ~~CONSIDERING SUBDIVISIONS, DEVELOPMENT PLANS, AND AUTHORIZING USES PERMITTED ON REVIEW~~ WITHIN SOUTH WATERFRONT ZONING DISTRICTS, OVERLAY DISTRICTS AND OTHER DISTRICTS REQUIRING DESIGN RELATED PLAN REVIEW

New Language

C. DEVELOPMENT REVIEW PROCESS WITHIN ~~SOUTH WATERFRONT ZONING OVERLAY DISTRICTS AND OTHER DISTRICTS REQUIRING DESIGN RELATED PLAN REVIEW~~

~~All development within South Waterfront Zoning Districts shall comply with the review procedures as specified in Article 4, Section 27, Part 1 (Administration).~~

All subdivision and development within districts requiring review by the Historic Zoning Commission, design review committees or design review boards served by MPC staff shall be in accordance with the review process described below:

District	Authorized Review Body	Review Process
H-1	Historic Zoning Commission	In accordance with Article 4, Section 14, H (Review Guidelines), I (Certificates of Appropriateness), J (Guidelines for Issuance or Denial), and K (Appeal)
NC-1	Historic Zoning Commission	In accordance with Article 4, Section 22, F (Administrative Procedures)
IH – 1	Infill Housing Design Review Committee	In accordance with Article 4, Section 25, G (Administrative Procedures)
D – 1	Downtown Design Review Board	In accordance with Article 4, Section 26, E (Design Review Board: Creation, Responsibilities, Membership and Administrative Rules) and F (Administrative Procedures)
SW1-7	South Waterfront	In accordance with Article 4, Section 27. Review Committee

Development Review Process within Districts Requiring Design Related Plan Review

All subdivision and development within districts requiring review by staff shall be in accordance with the review process described below:

District	Authorized Review Body	Review Process
R-1 EN	MPC Staff	In accordance with Article 4, Section 2c, H (Administration)
C-6	MPC Staff	In accordance with Article 4, Section 11a, K (Administration)
C-7	MPC Staff	In accordance with Article 4, Section 11b, I (Administration)
SW 1-7	Administrator	In accordance with Article 4 Section 27